

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: **HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

PHA Number: **CA067**

PHA Fiscal Year Beginning: **07/01**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

Through the delivery of housing assistance and other related services the Housing Authority of the County of Alameda's mission is to enable our clients to become self-sufficient and economically independent.

- ◆ For elderly and disabled persons, economic independence and self-sufficiency means the ability to live independently with their economic resources.
- ◆ For able-bodied family members, economic independence and self-sufficiency means short term reliance on housing assistance; participation in education, training or job development activities designed to lead to self-sufficiency in return for the housing assistance; and personal responsibility for the economic consequences of the family's decision.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers: Apply for Additional vouchers when the utilization rate equals at least 95%
 - ☐ Reduce public housing vacancies:

- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments: Build three (3) units in Union City.
- ☐ Other (list below)

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score) Maintain a total PHAS score above 90.
 - ☒ Improve voucher management: (SEMAP score) Maintain a SEMAP score above 90.
 - ☒ Increase customer satisfaction: Conduct a biannual random customer service survey.
 - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units: Continue ongoing efforts to repair/replace roofs, repair fences, replace water heater doors as needs arise.
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords: Hold at least three (3) landlord briefings to address program changes that arise. Continue two (2) meetings per year with landlords through joint efforts with the Rental Homeowners of Southern Alameda County Management Certification Program.
 - ☒ Increase voucher payment standards: Continue to monitor the rented market and request increased payment standards as necessary.
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Continue use of rent ranges to promote income mixing.
- ☐ Implement public housing security improvements: Improve lighting in complex.
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- ☒ Other: (list below)

The Housing Authority will work proactively with local governments to help them understand the role of the Housing Authority and our programs, to encourage support for the Housing Authority's programs and services, to implement and to continue to press for the development of affordable housing.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families: Continue CalWORKS contract with Alameda County Social Services Agency to provide services to at least 30 joint clients per year.
- ☒ Provide or attract supportive services to improve assistance recipients' employability: Continue FSS program services to all clients remaining on the program who the Housing Authority is statutorily required to serve.
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Review all marketing materials and wait list procedures to ensure no adverse impact on any particular protected groups.
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion

national origin, sex, familial status, and disability: Develop plans to address any problems/issues uncovered in the review of marketing materials, assist clients in addressing discrimination complaints through referrals to fair housing organizations.

- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Complete accessible renovations of at least 5% of the units.
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Annual Plan contains the PHAs activities and preferences substantially as identified in the previous year's plan. The most significant changes in the Plan's goals and objectives are:

- 1. The decision not to apply for additional vouchers until the utilization rate reaches at least 95%. The extremely low vacancy rates coupled with rapidly increasing rents has led to a significant decrease in the Housing Authority's utilization rate. Therefore, until the utilization rate increases to a satisfactory SEMAP score level (95% or higher), the Housing Authority will not apply for additional units.**
- 2. The decision not to designate Nidus and Dyer complexes (Project 67-8) for elderly and near elderly complexes at this time. The current extreme shortage of affordable housing would make it difficult to identify suitable housing for non-elderly disabled families who currently are eligible to use these two complexes as a housing resource.**

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- A. ☐ Admissions Policy for Deconcentration
- B. ☒ FY 2001 Capital Fund Program Annual Statement (**ca067a03**)
- C. ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart (**ca067b03**)
- ☒ FY 2001 Capital Fund Program 5 Year Action Plan (**ca067c03**)
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan (**ca067d03**)
- D. ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) and Announcement of Membership (**ca067e03**)
- ☒ Other (List below, providing each attachment name)
 - Project Based Vouchers. (**ca067f03**)
 - Definition of Substantial Deviation (**ca067g03**)

Section 8 Homeownership Capacity Statement (**ca067h03**)
 Implementation of Public Housing Resident Community Service (**ca067j03**)
 Pet Policy (**ca067k03**)
 Progress Statement in Meeting 5-Year Plan Mission and Goals (**ca067l03**)
 Resident Member on the PHA Governing Board (**ca067m03**)
 Membership of the Resident Advisory Board or Boards (**ca067n03**)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Definition of substantial deviation and significant amendment or modification to the plan.	Annual Plan: Attachments

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2071	5	5	3	NA	5	3
Income >30% but <=50% of AMI	1964	5	5	3	NA	5	3
Income >50% but <80% of AMI	2566	5	5	3	NA	4	3
Elderly	1138	5	5	3	NA	2	3
Families with							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Disabilities	124,055	5	5	3	NA	4	3
Race/Ethnicity W	55,820	5	5	3	NA	NA	1
Race/Ethnicity W/H	11,754	5	5	3	NA	NA	3
Race/Ethnicity B	5351	5	5	3	NA	NA	3
Race/Ethnicity A	8649	5	5	3	NA	NA	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: FY 2000-04
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List					
Waiting list type: (select one)					
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance				
<input checked="" type="checkbox"/>	Public Housing				
<input type="checkbox"/>	Combined Section 8 and Public Housing				
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)				
If used, identify which development/subjurisdiction:					
	# of families		% of total families		Annual Turnover
	Public Housing	Section 8	Public Housing	Section 8	
Waiting list total	325	1269			
Extremely low					

Housing Needs of Families on the Waiting List				
income <=30% AMI	259	930	80%	73%
Very low income (>30% but <=50% AMI)	57	313	18%	25%
Low income (>50% but <80% AMI)	8	14	1%	1%
>80%	1	12	1%	1%
Families with children	114	800	44%	63%
Elderly families	100	52	31%	4%
Families with Disabilities	111	216	34%	17%
Race/ethnicity W	133	371	41%	29%
Race/ethnicity B	117	802	36%	63%
Race/ethnicity NAm	6	10	2%	1%
Race/ethnicity A	69	86	21%	7%
Race/ethnicity H	47	152	15%	12%
Race/ethnicity NH	278	1117	85	88%
Characteristics by Bedroom Size (Public Housing Only)				
1BR	178		55%	
2 BR	26		8%	
3 BR	54		17%	
4 BR	67		20%	
5 BR	0		0%	
5+ BR	0		0%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 20 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Displaced by government action.</p>				

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other

funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	61,955	Public Housing operations
b) Public Housing Capital Fund	456,320	Public Housing Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	43,750,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	57,000	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	848,160	Public Housing Operations
4. Other Income Fraud Recovery	42,000	Section 8 Operation
5. Non-federal sources (list below)		
Bond Monitoring Fees	36,000	Section 8 Operations
CalWORKS Contract	100,000	Section 8 Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$45,351,435	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: 3 months.
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below)

Waiting list is closed. Future locations will be determined when wait list is reopened.

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
☒ Two
☐ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ◆ Elderly
 - ◆ Disabled
 - ◆ Families (2 or more members)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- ☒ **1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ **5** Working families and those unable to work because of age or disability
- ☒ **4** Veterans and veterans' families
- ☒ **3** Residents who live and/or work in the jurisdiction
- ☒ **5** Those enrolled currently in educational, training, or upward mobility programs
- ☒ **6** Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ **5** Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - 2** Elderly
 - 2** Disabled

2 Families

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments

If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation

- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below)

Family Information Provided to Owner

The Housing Authority of the County of Alameda will provide the following information about program participants to owners:

1. A participant's current address as shown in HACA records;
2. A participant's prior address as shown in HACA records;
3. The name and address, if known, of the landlord at the participant's current and prior address;

Upon request, the Housing Authority of the County of Alameda will provide only the following information about program participants to owners:

1. Any damage claim amounts paid by HACA on behalf of participants in the past five years; and
2. A listing of any evictions of the family in the past five years. These are listed only if there is a copy of the judgment in the Housing Authority's files.

The Housing Authority of the County of Alameda will give every applicant/participant a copy of the Agency's policy on providing information to owners at the Section 8 briefing. Our Agency will provide the same types of information about each family and to every owner.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
☒ Other (list below)

Waiting list is closed. Future locations will be determined when wait list is reopened.

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Term of the Voucher

The initial term of the voucher will be 120 days and will be stated on the Voucher.

If the family includes a person with disabilities, and the family can show that an extension is needed as a reasonable accommodation, HACA will extend the voucher term up to the term reasonably required for a successful search.

Upon submittal of a completed *Request for Approval of Tenancy* form, HACA will suspend the term of the voucher. The term will be suspended until the date HACA notifies the family that the request has been approved or denied. A family may only submit one Request for Approval of Tenancy at a time.

(4) Admissions Preferences

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- Elderly
- Disabled
- Families

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- ☒ **1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence

- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ **5** Working families and those unable to work because of age or disability
- ☒ **4** Veterans and veterans' families
- ☒ **3** Residents who live and/or work in your jurisdiction
- ☒ **5** Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

2 Elderly
2 Disabled
2 Families

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☒ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☒ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
 - ☒ Briefing sessions and written materials
 - ☒ Other (list below)
 - ◆ Section 8 Application
 - ◆ Section 8 Application Advertisement
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- ☒ Through published notices
 - ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments

☐ Yes but only for some developments

☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)

If the family has reported an income decrease, and subsequently has an income increase. If a household member with wages joins the household.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The Section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☒ Above 110% of FMR (120% of existing FMRs in some cities due to difficult rental market conditions.)

The Housing Authority uses two different payment standards within its jurisdiction. The Housing Authority utilizes a payment standard set at 120% of the FMR for all unit sizes in the five most expensive cities within its jurisdiction and one set at 110% of the FMR for all unit sizes in the remaining cities within its jurisdiction.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)
 - ◆ Market Conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. **(ca067b03)**
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	228	50-60
Section 8 Vouchers	2677	190
Section 8 Certificates	2135	170
Section 8 Mod Rehab	117	10
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs(list individually)	NA	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Occupancy Policy
- Rent Collection Policy
- Grievance Procedures
- Maintenance Policy and Procedures
- Capitalization Policy
- Procurement Policy
- Disposition Policy
- Investment Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☒ PHA main administrative office
 - ☐ PHA development management offices
 - ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☒ PHA main administrative office
 - ☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ca067a03**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number

FFY of Grant Approval: 10/01

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	22,353
3	1408 Management Improvements	

4	1410 Administration	44,706
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	27,000
10	1460 Dwelling Structures	362,261
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	456,320
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-WIDE	Salaries/Benefits/Administrative Costs	1410	44,706
HA-WIDE	Operations	1460	22,353
CAL 67-6	Replace Cabinets	1460	39,255
CAL 67-6	Replace Flooring	1460	60,000
CAL 67-7	Repaint Exterior	1460	62,941
CAL 67-8	Painting Exterior	1460	70,000
CAL 67-8	Improve Bath Lighting	1460	19,000
CAL 67-8	Improve Kitchen Lighting	1460	49,000
CAL 67-8	Flooring Replacement	1460	26,065
CAL 67-12	Heater Replacement	1460	27,000

CAL 67-12	Replace Fences	1450	27,000
CAL 67-13	Parking Lot Repairs	1450	13,000
CAL 67-14	Bathroom Remodel	1460	9,000

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
67-6/Scattered Sites	12/2003	9/2004
67-7/Scattered Sites	12/2003	9/2004
67-8/Nidus & Dyer	12/2003	9/2004
67-12/Emery Glen	12/2003	9/2004
67-14 / Condos	12/2003	9/2004

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **ca067c03**

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>9/30/00</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☒ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 04/30/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families

- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
CalWORKS	150	Referral	Main Office	Public Housing and Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 01/06/01)
Public Housing		
Section 8	300	247

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address

the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

- ◆ **Nidus and Dyer Complexes CA067-8**
- ◆ **Scattered Sites**
- ◆ **Emery Glen CA067-12**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - ☒ Police provide crime data to housing authority staff for analysis and action
 - ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - ☒ Police regularly testify in and otherwise support eviction cases
 - ☐ Police regularly meet with the PHA management and residents
 - ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - ☐ Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment **ca067d03**

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Attachment **ca067k03**

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached at Attachment (File name) **ca067e03**

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Alameda County Home Consortium
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of Substantial Deviation ca067g03

Use this section to provide any additional attachments referenced in the Plans.

Attachments

1. ca067a03 FY2001 Capital Fund Program Annual Statement

2. ca067b03 PHA Management Organizational Chart
3. ca067c03 FY 2001 Capital Fund Program 5 Year Action Plan
4. ca067d03 Public Housing Drug Elimination Program (PHDEP)
5. ca067e03 Resident Advisory Boards' Comments
6. ca067f03 Project Based Vouchers
7. ca067g03 Definition of Substantial Deviation
8. ca067h03 Section 8 Homeownership Capacity Statement
9. ca067j03 Implementation of Public Housing Resident Community Service
10. ca067k03 Pet Policy
11. ca067l03 Progress Statement in Meeting 5-Year Mission and Goals
12. ca067m03 Resident Member on the PHA Governing Board
13. ca067n03 Membership of the Resident Advisory Board(s)

PHA Plan Table Library

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

See Attachment ca067c03

ca067a03

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number CIAP			Federal FY of Grant:
HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Capital Fund Program Grant No: CA39P06790498 Replacement Housing Factor Grant No:			1998
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	8,150		8,150	8,150
3	1408 Management Improvements				
4	1410 Administration	47,350		47,350	47,350
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,189		16,189	13,941
8	1440 Site Acquisition				
9	1450 Site Improvement	87,846		87,846	83,246
10	1460 Dwelling Structures	306,965		306,965	129,723
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,000		7,000	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number CIAP			Federal FY of Grant:
HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Capital Fund Program Grant No: CA39P06790498			1998
Replacement Housing Factor Grant No:					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	473,500		473,500	282,410
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790498 Replacement Housing Factor Grant No:				Federal FY of Grant: 1 9 9 8		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CAL 67-8	Re-roof Residences	1460		117,112		117,112	7,312	40%
CAL 67-8	Repair Parking/Sidewalks	1450		22,025		22,025	22,025	100%
CAL 67-7	Re-roof Residences	1460		40,600		40,600	0	Not Started
CAL 67-7	Sidewalk Repairs	1450		14,173		14,173	14,173	100%
CAL 67-6	Re-roof residences	1460		27,230		27,230	0	Not Started
CAL 67-12	Repair Parking	1450		2,407		2,407	2,407	100%
CAL 67-12	Repair Sidewalks	1450		22,500		22,500	17,700	90%
CAL 67-8	ADA/504 Residential Upgrade	1460		122,023		122,023	122,023	100%
HA WIDE	Architect/Engineer Fees	1430		16,189		16,189	13,941	90%
HA WIDE	Administrative Costs	1410		47,350		47,350	47,350	100%
CAL 67-8	Site Work for ADA	1450		17,454		17,454	17,454	100%
CAL 67-6	Sidewalk Repair	1450		9,287		9,287	9,287	100%
CAL 67-12	Bench Replacement	1475		7,000		7,000	4,708	66%
HA WIDE	Operations	1406		8,150		8,150	8,150	100%

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790599 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold;">1 9 9 9</div>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	412,039		412,039	412,039
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number C I A P			Federal FY of Grant:
HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Capital Fund Program Grant No: CA39P06790599 Replacement Housing Factor Grant No:			1 9 9 9
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	412,039		412,039	412,039
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P0670600 Replacement Housing Factor Grant No:			Federal FY of Grant: 2 0 0 0
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	22,353			
3	1408 Management Improvements				
4	1410 Administration	44,706			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	87,000			
10	1460 Dwelling Structures	288,546			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number C I A P			Federal FY of Grant:
Housing Authority of the County of Alameda		Capital Fund Program Grant No: CA39P0670600 Replacement Housing Factor Grant No:			2 0 0 0
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	447,605			
22	Amount of line 21 Related to LBP Activities	36,700			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790600 Replacement Housing Factor Grant No:				Federal FY of Grant: 2 0 0 0		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Administration	1410		44,706				
HA WIDE	Operations	1406		22,353				
HA WIDE	Fee and Cost	1430		5,000				
CAL 67-7	Repair Unit Damaged by Mold	1460		40,846				
CAL 67-7	Replace Garage Doors	1460		15,000				
CAL 67-8	Replace Flooring	1460		16,000				
CAL 67-8	Install Gutters	1460		30,000				
CAL 67-8	Replace Fences	1450		87,000				
CAL 67-12	Replace Roofing	1460		75,000				
CAL 67-13	Upgrade Alarm System	1460		75,000				
CAL 67-14	Abate Lead from Exterior	1460		10,000				
CAL 67-16	Abate Lead Paint from Exterior	1460		26,700				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number CIAP Capital Fund Program No: CA39P06790600 Replacement Housing Factor No:					Federal FY of Grant: 2 0 0 0
Housing Authority of the County of Alameda							
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	12/02			9/03			
CAL 67-7	12/02			9/03			
CAL67-8	12/02			9/03			
CAL 67-12	12/02			9/03			
CAL 67-13	12/02			9/03			
CAL 67-14	12/02			9/03			
CAL 67-16	12/02			9/03			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:			Federal FY of Grant: 2 0 0 1
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	22,353			
3	1408 Management Improvements				
4	1410 Administration	44,706			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000			
10	1460 Dwelling Structures	362,261			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold;">2 0 0 1</div>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	456,320			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:				Federal FY of Grant: 2 0 0 1		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Administration	1410		44,706				
HA WIDE	Operations	1406		22,353				
CAL 67-6	Replace Flooring	1460		60,000				
CAL 67-6	Replace Cabinets	1460		39,255				
CAL 67-7	Paint/Repair Exterior	1460		62,941				
CAL 67-8	Repaint Exterior	1460		70,000				
CAL 67-8	Replace Flooring	1460		26,065				
CAL 67-8	Replace Bath Lights	1460		19,000				
CAL 67-8	Replace Kitchen Lights	1460		49,000				
CAL 67-12	Replace Heaters	1460		27,000				
CAL 67-12	Replace Fences	1450		27,000				
CAL 67-14	Renovate Bathroom	1460		9,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: Housing Authority of the County of Alameda		Grant Type and Number C I A P Capital Fund Program No: CA39P06790600 Replacement Housing Factor No:					Federal FY of Grant: 2 0 0 1
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	12/03			9/04			
CAL 67-6	12/03			9/04			
CAL 67-7	12/03			9/04			
CAL 67-8	12/03			9/04			
CAL 67-12	12/03			9/04			
CAL 67-14	12/03			9/04			

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PHA Management Organizational Chart

This document will be mailed with certifications and resolution.

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Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-6	Scattered Sites	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade Carpeting, Replace Linoleum			\$ 60,000.00	2001
Replace Kitchen Cabinets			\$ 39,255.00	2001
Total estimated cost over next 5 years			\$99,255.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-7	Scattered Site	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovate Bathrooms, New Tub/Sink Flooring and Lighting Fans			\$ 90,000.00	2002
Replace Kitchen Cabinetry			\$ 90,000.00	2002
Exterior Painting and Siding Repair			\$ 63,000.00	2001
Upgrade Interiors of Residences			\$160,000.00	2003
Total estimated cost over next 5 years			\$403,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-8	Nidus/Dyer Senior	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Gutters at Nidus Site			\$ 30,000.00	2001
Replace Flooring			\$370,000.00	2001
Repaint Exterior of Buildings			\$ 70,000.00	2001
Replace Bathroom Lighting			\$ 19,000.00	2001
Replace Kitchen Lighting			\$ 49,000.00	2001
Total estimated cost over next 5 years			\$538,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-12	Emery Glen	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repaint Exterior			\$ 60,000.00	2004
Upgrade Carpeting			\$ 90,000.00	2002
Upgrade Cabinets			\$ 90,000.00	2003
Replace Heaters			\$ 27,000.00	2001
Replace Front Doors			\$ 42,000.00	2003
Total estimated cost over next 5 years			\$309,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-13	Mission View	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace/Upgrade Flooring			\$108,000.00	2004
Replace Cabinets			\$ 30,000.00	2002
Upgrade Fire Alarm System			\$ 75,000.00	2001
Total estimated cost over next 5 years			\$213,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-14	Condominiums	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Remodel Bathrooms			\$ 9,000.00	2001
Total estimated cost over next 5 years			\$ 9,000.00	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CAL67-16	Condominiums	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Remodel Bathrooms			\$70,000.00	2002
Total estimated cost over next 5 years			\$70,000.00	

ca067d03

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$57,000

B. Eligibility type (Indicate with an "x") N1 _____ N2 X R _____

C. FFY in which funding is requested 2 0 0 1

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority is undertaking a security project for (1) residents of a ten unit complex and (2) a 100 unit senior complex. By (1) enclosing common areas where teenagers congregate at night and (2) installing gates to backyards to limit free access to rear or residences.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
CA067-006 Scattered Sites, Union City	10	40
CA067-008 Nidus Court, Union City	50	60
CA067-008 Dyer Senior, Union City	50	60

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** X **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY 1998					
FY 1999	\$51,026	CA39DEP0670199	\$51,016		6/01
FY 2000	\$53,180	CA39DEP0670100	\$53,180		6/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

- (1) Enclose open space behind patio enclosures to eliminate area where teenagers congregate and create disturbances.
- (2) Enclose patio areas by installing gates to prohibit free access to rear of residences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2001</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$57,000
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	

TOTAL PHDEP FUNDING	\$57,000
----------------------------	-----------------

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$ - 0 -		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							

3.							
----	--	--	--	--	--	--	--

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$57,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Install Fencing & Gates			7/01	7/03	\$57,000	0	Completion of Project
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150	1	57,000		
9160				
9170				
9180				
9190				
TOTAL		\$57,000		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

ca067e03

**Alameda County Housing Authority
Public Housing Resident Advisory Meeting
February 22, 2001, 5:00 p.m.**

Advisory Board Members Present:

Bernie Morales, 2032 Nidus Court #31, Union City, CA 94587
Julia Moran, 4125 Dyer Street, #36, Union City, CA 94587
Teresa Moran, 4125 Dyer Street, #36, Union City, CA 94587
Donald Weaver, 33867 7th Street, Union City, CA 94587

Advisory Board Members Absent:

Elaine Cothorn, 2000 Nidus Court #2, Union City, CA 94587
Rahela Pairasta, 33512 8th Street, Union City, CA 94587

Staff Members Present:

Kurt Wiest, Deputy Director for Programs
Mary Rizzo-Shuman, Leasing and Property Services Manager

Summary of Comments:

1. Income Exclusions. Staff explained regulatory changes in income disregards and its effect on rent calculations. Comments from board members were favorable on the change, particularly how this would encourage more residents to move from government assistance to employment. Concern was expressed over the possibility of decreased rental income to the Housing Authority because of income disregards and the impact this would have on routine maintenance. Staff explained that rental income is currently up and that it is anticipated that income disregards would have little budgetary impact on routine maintenance, but this item would be monitored over time.
2. Community Service. Staff explained regulatory changes requiring mandatory community service for non-exempted public housing tenants and how the Housing Authority anticipated implemented this new requirement. Comments were favorable on the concept of community service.
3. Pet Policy. Staff reviewed the Housing Authority's pet policy. Board members expressed support of the policy, particularly the required fees and deposits. One member questioned whether the agency should consider excluding aggressive breeds of dogs. The recommendation was made to monitor the policy and review it next year to see if any modifications need to be made.

4. Capital Improvements. Staff explained current and anticipated capital improvement projects involving Public Housing Drug Elimination Program funds and Capital Improvement funds.

Board members made the following recommendations:

- ✓ The area behind 7th/8th Decoto should be fenced to limit unwanted outside foot traffic.
 - ✓ Repair or replace signs in front of dwelling units at Nidus Court.
 - ✓ Additional parking is needed for Nidus Court and the parking areas should be restriped.
 - ✓ Adjust sprinklers at 7th/8th Decoto so that timers go off early in the morning. Reduce the number of raised sprinkler heads.
 - ✓ Incorporate more activities at the Community Rooms at Nidus Court and Dyer Court.
5. Future Meetings. The recommendation was made to hold future Resident Advisory Board meetings at the Community Rooms in Nidus Court or Dyer Court. Board members felt that this location would be more convenient for residents and would result in greater participation. Staff agreed with this recommendation and will ensure that future meetings are held at either Nidus or Dyer.

Meeting adjourned: 6:13 p.m.

**Alameda County Housing Authority
Section 8 Resident Advisory Meeting
February 27, 2001, 6:30 p.m.**

Advisory Board Members Present:

Emir Aubry, 4850 Balboa Way, Fremont, CA 94536
Taiyaba Hoffeini, 33131 Lake Lanier, Fremont, CA 94555
Katherine Tolson, 1331 40a' Street, Emeryville, CA 94608

Advisory Board Members Absent:

Edna Lyles, 550 Marina Boulevard, San Leandro, CA 94577
Jacqueline Dial, 40884 Ingersoll Terrace #226, Fremont, CA 94538

Staff Present:

Kurt Wiest, Deputy Director for Programs
Marilyn Quinn, Leasing Services Manager

Staff Presentation:

The Housing Authority is in the process of revising the agency's Annual Plan for review by the Resident Advisory Board. A public hearing regarding the Annual Plan is scheduled for April 11, 2001.

The majority of the plan's components will essentially be those that were in the first plan. Data regarding housing needs for our jurisdiction will be updated to reflect changes in census data, the Urban County Consolidated Plan and other similar data. Housing needs data for families on the waiting list will also be revised to reflect the current wait list.

The Housing Authority will also be required to include, in this second Annual Plan, the summaries of the Authority's previously adopted Community Service and Pet Policies, (which are applicable to the Public Housing program but not Section 8). The Annual Plan will also include a progress report on the strategic goals from the five-year plan.

Three specific changes are proposed the Annual Plan:

A. Strategic Goals for the Five-Year Plan.

To expand the supply of assisted housing, the Housing Authority had stated previously stated in the Annual Plan that it would apply for additional vouchers when Notices of Fund Availability were announced. Given the current lease up rate in the Section 8 program, staff does not recommend applying for additional vouchers at this time. Staff proposes modifying the goal to indicate that the Authority will apply for additional vouchers when the lease up rate reaches 95% of the allocated units.

B. Section 8 Homeownership Program.

In September 2000, HUD published final regulations that allow Section 8 voucher holders to use their federal housing assistance to purchase a single family home, manufactured home, condominium or interest in a cooperative. While housing costs in the Authority's jurisdiction make it unlikely that many Section 8 families could afford a mortgage payment, in some cases, combinations of FSS escrow funds, IDEA funds and FHA loan programs could create the financial conditions under which some families may be able to purchase a condominium.

In order to develop such a program, the Housing Authority must demonstrate in its Annual Plan the capacity to operate a successful program. The PHA can demonstrate its capacity by three methods:

1. Require each family to pay a minimum down payment of at least three percent of the purchase price and at least one percent of the purchase price must come from the family's personal resources or
2. Require that the financing for the home purchase is either provided, insured or guaranteed by the state or federal government and complies with generally accepted private sector underwriting requirements, or
3. Otherwise demonstrates the capacity to successfully administer a Section 8 Homeownership Program.

Authority staff proposes to demonstrate its capacity through method number one. Details of the program which would specify requirements regarding family eligibility, minimum income, employment, acceptable homes, financing, recapture requirements, etc. will be developed in accordance with the program regulations and become part of the Housing Authority's Section 8 Administrative Plan. Development of the program requirements is not required before adoption of the Annual Plan which would include the capacity statement.

C. Project Based Section 8 Rental Assistance

Since the early 1990's the Housing Authority has had the ability to "project-base" Section 8 assistance, i.e. contract with private owners to use subsidy funds for particular buildings. In other words, the assistance is tied the building and does not travel with the tenant. The prior regulations required a competitive bidding process, for the owner to perform a certain amount of unit rehab, limited the tenant's assistance solely to that particular unit and most importantly provided the assistance for a term of only five years which later became only one year. Consequently, the program was not very popular or widely used.

On January 16, 2001 HUD published a Notice providing guidance on statutory changes to the Section 8 Project Based regulations. These statutory changes make the program much more workable by eliminating the competitive bidding and rehabilitation requirement allowing the tenant to move with assistance under certain conditions and most importantly, extending the commitment for funding to 10 years.

In the current rental market, being able to guarantee Section 8 units would be a tremendous resource. It is anticipated that the non-profits and particularly those serving special populations, e.g. disabled, elderly, etc., will have interest in this program. This program would insure long term affordable housing resources for Section 8 families.

To establish the program, the Authority will have to develop program guidelines which must be approved by the Commission and adopted as a part of the Section 8 Administrative Plan. In order to do so, the Authority's intention to implement such a program must be stated in the Annual Plan. The Annual Plan statement must include the projected number of units to project-based, the anticipated general locations, confirmation that the proposal is consistent with housing needs in the community and an explanation as to why project basing is an appropriate option as compared to tenant based assistance.

In the first year of the program, staff would propose to project base no more than 500 units (Project basing 20% of the program allocation is allowed or 1053 units.) The possible locations would be those census tracts that do not contain more than 20% of very low income families. Staff believes that this program could be one part of the solution to addressing the under leasing problem.

1. Summary of Comments:

After the presentation by staff, Resident Advisory Board members provided the following comments:

- The Housing Authority needs to expand the supply of available housing to Section 8 participants. The current tight rental market has greatly impacted the ability of program participants to utilize their vouchers. The project-based program is a major step towards expanding the supply of units available to voucher holders.
- Efforts to educate owners about the Section 8 program need to be expanded. Many owners are unwilling to participate in Section 8 based on erroneous second and third hand information given to them by others.
- Continue educational programs for voucher holders in house-seeking skills. Many participants don't know how to look for housing, how to present themselves to owners, or the importance of fulfilling lease requirements. These individuals make it difficult for all participants to find appropriate housing.
- Contract current owners participating in the Section 8 program regarding interest in the project-based assistance.

Meeting adjourned: 7:35 p.m.

Section 8 Project Based Vouchers

Projected Number of Units: 500 units (9.5% of Annual Contributions Contract Units)

General Locations: The PHA will attempt to insure that the project based units are located throughout the PHA's jurisdiction, which comprises 10 cities and the unincorporated portion of the county. No units will be located in census tracts where the poverty rate is equal to or greater than 20%. The PHA will include in its evaluation of proposal not only the location of the proposed project but also the number of tenant-based Section 8 vouchers in a census tract.

Reasons for Project-Basing Section 8 Vouchers: The PHA's jurisdiction has an overall vacancy rate of less than 2% and a serious rental affordability problem. The number of owners willing to participate in the Section 8 program has decreased as they can rent units to market rate families with no difficulty. At the same time, many owners are opting out of HUD subsidized project contracts that have reached the end of their contract terms, further eroding the number of affordable rental units in the area.

As a result of these factors, the PHA's find rate for families with vouchers has dropped to 20%. Voucher holder families have continuously expressed their desire to have more units where they can use their vouchers. This was also stressed during the Resident Advisory Board meetings.

Project basing units will help insure a stable supply of affordable units in the jurisdiction. The Authority also hopes to address the needs of special populations, e.g. frail elderly, disabled persons, large families, etc. through this program. These populations are particularly affected by tight rental markets with rapidly escalating rents and would definitely benefit from stable projects where vouchers could be used.

Attachment: ca067g03

Housing Authority of the County of Alameda

**Substantial Deviations and Significant Amendment or
Modifications to the Agency Plan**

Substantial deviation and significant amendments or modifications to the Agency Plan are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Housing Commission.

Examples of significant amendments or modifications would include:

- ◆ changes to rents or admissions policies or organization of the wait list;
- ◆ additions of non-emergency work items (items not included in the current Annual Statement or 5 Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
- ◆ addition of new activities not included in the current PHDEP Plan

An exception to this definition of substantial deviation and significant amendments or modifications to the Agency Plan will be made for any of the above adopted to reflect changes in HUD regulatory requirements.

ca067h03

Section 8 Homeownership Capacity Statement

In implementing the Section 8 Homeownership Program, the PHA will require each family to pay a minimum down payment of at least three percent of the purchase price and at least one percent of the purchase price must come from the family's personal resources.

Implementation of Public Housing Resident Community Service

The Community Service Requirement will be effective for the PHA's residents beginning July 1, 2001. All tenants were informed of the new requirement through the PHA's 2001 calendar which was distributed in December 2000.

All tenants with re-exam dates of on after July 1, 2001 will receive notification of the community service requirement approximately 90 days before their re-exam date or in the cases involving families paying flat rent, the effective date will be the date when their re-exam would have been effective had they been paying an income based rent. The PHA notice will advise them of the family members who appear to have a community service requirement and will also provide a list of the categories of individuals who are exempt from the requirement and a form to request an exemption.

If a family member requests an exemption, the PHA staff will review the request and verify the condition, circumstances, etc. that would result in an exemption. The family member will be advised in writing of the PHA's determination on the matter.

For those families who do have community service requirements, the PHA will execute a new lease with the community service requirement. In addition, the PHA will provide a list of volunteer opportunities, information on how to obtain volunteer opportunities, and volunteer time sheet to track community service work. Volunteer activities include work that improves the quality of life, enhances resident self-sufficiency and/or increases the self-responsibility of the resident within their community. In particular, the PHA encourages parents of school-age children to provide community service in their child's school.

For those families interested in participating in economic self-sufficiency programs, the PHA will assist the family in locating the appropriate program which may include job training, work placement, basic skills training, education, English proficiency, etc. For those families who have members receiving TANF, the PHA will encourage participation in the PHA's CalWORKs program. The PHA's contractual relationship with the Alameda County Social Services Agency will allow the PHA to verify the TANF status to the family and their exemption status from the community service requirement.

The Housing Manager assigned to the family will track the family member's monthly progress and meet with the family member as necessary to encourage compliance. If at the end of the 12 month period, a family member is in non-compliance status, they will be so advised, informed of their opportunity to cure the breach of the lease and required to cure the breach or face termination of their tenancy.

ca067k03

Pet Policy

The PHA requires prior written approval and compliance with the PHA's Pet Policy before the family may move a pet into their housing unit.

The PHA allows only two common household pets per household, with the exception that only one dog will be allowed per household. No dog may exceed 25 pounds in weight and no dogs, regardless of size, who are attack or fight trained dogs will be allowed.

All pets must be spayed and neutered and inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. Pet owners must also comply with local licensing ordinances and local public health, animal control and anticruelty laws.

Pet owners are required to pay for any damages caused by a pet. A pet deposit of \$250 is required at the time the pet is approved for occupancy. The owner must maintain the pet and its living quarters in manner to prevent odors and any other unsanitary conditions. Repeated nuisance complaints by neighbors or Housing Authority personnel will require removal of the pet.

The pet must be kept in the owner's apartment or on a leash what all times when outside the dwelling unit. Pets may not be left unattended in a dwelling unit for over 24 hours. All dogs must wear a tag with identification information with the owner's name, phone number and the most recent inoculation date. If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the property within 24 hours of written notice from the PHA.

Any person approved for pet ownership must designate a person not living in the unit as the responsible party for the pet in the absence of the owner. The pet owner authorizes the PHA to contact the emergency caregiver to take care of the pet in the event of the owner's illness, death, etc. and the owner is responsible for any expenses incurred for the pet's care during this time period.

Progress in Meeting the 5-Year Plan Mission and Goals

Mission

The PHA has continued its efforts in meeting its mission for elderly and disabled persons and able-bodied family members by continuing ongoing programs and expanding services and programs in new areas. Specifically, the PHA has been able to secure local funding to continue the HOPE Program for frail elderly persons who have been able to maintain their independence through the combination of services and housing assistance. For families, the PHA has continued and expanded its self-sufficiency services, particularly with the CalWORKs program contract, to encourage employment, job training, etc. for those families who are unemployed or under employed.

Goals

The PHA is currently operating in a very difficult rental market with an extremely low vacancy rate and rapidly escalating rents. This has affected the PHA's ability to increase the supply of affordable housing. As a consequence, the PHA has revised its goal regarding rental vouchers deciding not to apply for any additional rental vouchers until the Section 8 utilization rate reaches 95%. In addition, the PHA has dropped its plan to designate Project 67-8 as elderly and near elderly housing because of the lack of housing resources available to non-elderly disabled household members.

The PHA is continuing to explore development opportunities to construct housing units which might be used as transitional housing opportunities for Section 8 and/or other family members who are ready to begin the transition to either homeownership or market rate rental housing. To increase the supply of Section 8 rental units, the PHA has applied for and received exception rents at 120% of the existing FMRs. In addition the PHA has continued its outreach efforts to the Rental Housing Owners Association members and other rental owners by participating at the annual rental housing owner expo, through speaking engagements at rental housing owner trainings, participating in local rental owner task forces on rent and other property related issues, etc.

The PHA continues to maintain its properties and upgrade them through the use of capital funds. Work is being completed according to schedule and in a timely manner. The PHA's score under the new PHAS system was 87.5 last fiscal year and the PHA is working on bringing the score above 90.

ca067m03

Resident Member on the PHA Governing Board

1. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes

☐ No

A. Name of resident member(s) on the governing board: Helen Balloue

B. How was the resident board member selected:

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires):

Appointed: February, 2000

Term Expires: December 31, 2001

ca067n03

Membership of the Resident Advisory Board or Boards

List member of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Resident Advisory Board Members:

- ◆ Emir Aubry
- ◆ Elaine Cothorn
- ◆ Jacqueline Dial
- ◆ Edna Lyles
- ◆ Taiyaba Hoffeini
- ◆ Bernie Morales
- ◆ Julia Moran
- ◆ Teresa Moran
- ◆ Rahela Pairasta
- ◆ Katherine Tolson
- ◆ Donald Weaver